

**3JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, July 12, 2011 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business:
8. Review and discussion of proposed amendments to the Land Development Ordinance regarding Historic District signage regulations. Formal action may be taken.
9. Review and discussion of proposed amendments to the Montgomery Gateway Redevelopment Plan. Formal action may be taken.
10. Review and discussion of proposed amendments to the Monticello Avenue Redevelopment Plan. Formal action may be taken.
11.

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| Case: | P10-074 | Preliminary & Final Major Site Plan |
| Applicant: | Eyal Shuster | |
| Attorney: | Jon Campbell, Esq. | |
| Review Planner: | Kristin Russell | |
| Address: | 366 West Side Ave. | |
| Block: | 1780 | Lots: 135 |
| Zone: | West Side Ave. Redevelopment Plan | |
| Description: | New 5-story building with 1,435 sf of commercial space, 32 units, and 16 parking spaces. | |
12.

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| Case: | P11-025 | Preliminary & Final Major Site Plan with "c" variances |
| Applicant: | Hudson Associates Limited Partnership | |
| Attorney: | John C. Phillips, Esq. | |
| Review Planner: | Kristin Russell | |
| Address: | 401 Rt. 440 | |
| Block: | 1751 | Lots: 10.n, 10.r |
| Zone: | I - Industrial | |
| Description: | Renovations and front addition to Staples store | |
| Variances: | Lot coverage | |
13.

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|-----------------|---|-------------------------------------|
| Case: | P11-002 | Preliminary & Final Major Site Plan |
| Applicant: | Maayan Cohen | |
| Attorney: | Jon P. Campbell | |
| Review Planner: | Jeffrey Wenger | |
| Address: | 60 Van Reipen | |
| Block: | 586 | Lots: 72.A |
| Zone: | Journal Square 2060 Redevelopment Plan | |
| Description: | Construct new 3 story, 8 unit residential building. | |
14.

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| Case: | P11-045 | Minor Site Plan |
| Applicant: | Evergreen America Corp. | |
| Attorney: | Ron Shaljian, Esq. | |
| Review Planner: | Maryann Bucci-Carter, PP, AICP | |
| Address: | One Evertrust Plaza | |
| Block: | 104, 105 | Lots: PL.A |
| Zone: | Exchange Place North Redevelopment Plan | |
| Description: | Installation of an emergency generator | |
| Deviation: | Setback of above ground utility | |
15. Review and discussion of proposed modifications to proposed amendments to the Land Development Ordinance pertaining to adoption of required setbacks for zones and redevelopment plans that abut or are in close proximity to Route 440, Routes 1&9T, and a portion of Communipaw Avenue. Formal action may be taken.
16. Memorialization of Resolutions
17. Executive Session, as needed, to discuss litigation, personnel or other matters
18. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD